



City of Sunnyvale Memorandum

ATTACHMENT 2Page 1 of 2

To: Planning Commission

From: Troy Fujimoto, Associate Planner *TF*

Through: Trudi Ryan, Planning Officer *TR*

Date: September 26, 2005

Re: 2005-0025 Study Issue - Community Rooms in Multi-Family Developments

The purpose of this memorandum is to provide responses to the issues that were raised at the September 12, 2005 Planning Commission Study Session. Responses are summarized below:

1. The Planning Commission requested staff to provide additional information on homeowner association fees for various existing multi-family projects. The table below shows the projects where staff was able to obtain information on the monthly homeowner association fees.

Project/ Applicant	Address	Number of Units	Type of Project	Range/Average Living Unit Size (excluding garages)	Community Room / Club House Provided?	Size of Community Room/Club House*	Homeowner Association Fee (monthly)
1985-0040 Urban West Communities	150 N. Mary Ave	540	Condominiums	1,210 - 1,730 s.f.	Yes, multiple	Approx. 900 s.f. total	<u>North of California Ave - \$310</u> <u>South of California \$295</u>
1973-0090 Cal-West Communities	NW corner of Fremont Ave and Picasso Dr.	250	Condominiums	900 - 1,373 s.f.	Yes	Approx. 3,348 s.f.	<u>\$300</u>
1975-0612 Cal-West Communities	125 Connemara Way	174	Condominiums	Approx. 900 - 1,300 s.f.	Yes	Approx. 3,300 s.f.	<u>\$250</u>
1990-0354 Davidson, Kavanagh and Brezzo	1239 Fair Oaks Way	169	Townhomes	1,215 - 1,719 s.f.	Yes	Approx. 784 s.f.	<u>\$300</u>
2003-0117 Pulte Home Corporation	1120 Karlstad Drive, 1131 & 1141 North Fair Oaks Avenue	168	Townhomes	Approx. 1,030 - 1,309 s.f.	Facilities for pool users	360 s.f.	<u>\$140</u>
1989-0690 Summerhill Development Co.	144 N. Mary Ave.	160	Condominiums	Approx. 850- 1,400 s.f.	Yes	Approx. 700 s.f.	<u>Avg. \$375</u>

* - Size denotes square footage for entire building/room, not only meeting room area

Staff finds that homeowner association (HOA) fees have no pattern or consistency. Three of the above projects have approximately the same number of units 160-175 and provide a community room, yet the HOA fees vary by 125 dollars.

2. There was also a request to identify the General Plan Goal in regards to providing a diverse array of housing types within the City. The Goal is in reference to the Housing and Community Revitalization Sub-Element. It states as follows:

Goal D: Maintain diversity in tenure, type, size, and location of housing to permit a range of individual choices for all current residents and those expected to become City residents.

3. The Planning Commission voiced a concern about a community room/clubhouse requirement resulting in more project development deviations since it will put an added burden to fit another structure onto sometimes small pieces of land. This may result in deviations for the project, as the developer will have to work the facility into the existing site, and if the site is small to begin with, a deviation may be required to fit all aspects of the project onto the site. However, by having a community room/clubhouse requirement known in the early planning stages, it allows the developer time to properly site the facility, minimizing the need for deviations.
4. The Planning Commission was also concerned about this requirement and the potential impact on open space. This point is valid as community rooms/club houses will require additional space on the site, though it is not clear whether the result will be removal of open space, loss of living units, or smaller living units. However, both community rooms/club houses and open space oftentimes function as a recreation amenity for the future homeowners.